Request for Site Visits and/or Inspections

Development Application (Case Submittals)

CITY OF SCOTTSDALE

This request concerns all property identified in the development application.

Pre-application No: 330-PA-2024

Project Name: SKINNER DR ABANDOMENT

Project Address: 29300 N 76ST SCOTTSDALE AZ 85266

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.

2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.

2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: STEPHEN A MAGGIO
Print Name

Stephen A Maggio
Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ◆ Phone: 480-312-7000 ◆ Fax: 480-312-7088

5-AB-2025
6/30/2025

CITY OF SCOTTSDALE

Current Planning Services
Long Range Planning Services

NOTICE OF INSPECTION RIGHTS
A.R.S. § 9-833

You have the right to:

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
  - Receive copies of any documents taken during the inspection.
  - Receive a split of any samples taken during the inspection.
  - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

You are hereby notified and informed of the following:

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, _____

at the following number _____.

Signature: Stephen A Maggio **Date:** MAY 17 2025

Printed Name: STEPHEN A MAGGIO

☐ **Check box if signature refused**

Copy of Bill of Rights left at: _____

5-AB-2025
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Affidavit of Authorization to Act for Property Owner

CITY OF SCOTTSDALE

1. This affidavit concerns the following parcel of land:
   a. Street Address: 29300 N 76ST SCOTTSDALE AZ 85266
   b. County Tax Assessor's Parcel Number: APN 216-69-037A
   c. General Location: 76ST & DIXILETA
   d. Parcel Size: 2.16 ACRES
   e. Legal Description: _____
   (If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)
2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)	Date	Signature
STEPHEN A MAGGIO	May 17, 2025	
_____	_____, 20__	_____
_____	_____, 20__	_____
_____	_____, 20__	_____

Planning and Development Services
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • scottsdaleaz.gov

5-AB-2025
6/30/2025

EVERETTALAN
{ GROUP }
SURVEYING & ENGINEERING

6300 E Cave Creek Rd #202,
Cave Creek, AZ 85331
480.990.0545 office
480.994.9097 fax
www.everettalangroup.com

EXHIBIT "A"
RIGHT-OF-WAY RELEASE OF
A PORTION OF LOT 21, PINNACLE PEAK PARADISE RECORDED IN BOOK 79, PAGE 10 M.C.R.

THE SOUTH 20.00 FEET OF THAT CERTAIN PARCEL RECORDED IN WARRANTY DEED NUMBER 2021-0309050, RECORDS OF MARICOPA COUNTY, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 21, **PINNACLE PEAK PARADISE**, ACCORDING TO BOOK 79 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 21;

THENCE SOUTH 00 DEGREES 03 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 21 A DISTANCE OF 320.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21;

THENCE SOUTH 89 DEGREES 57 MINUTES 09 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 21 A DISTANCE OF 312.95 FEET;

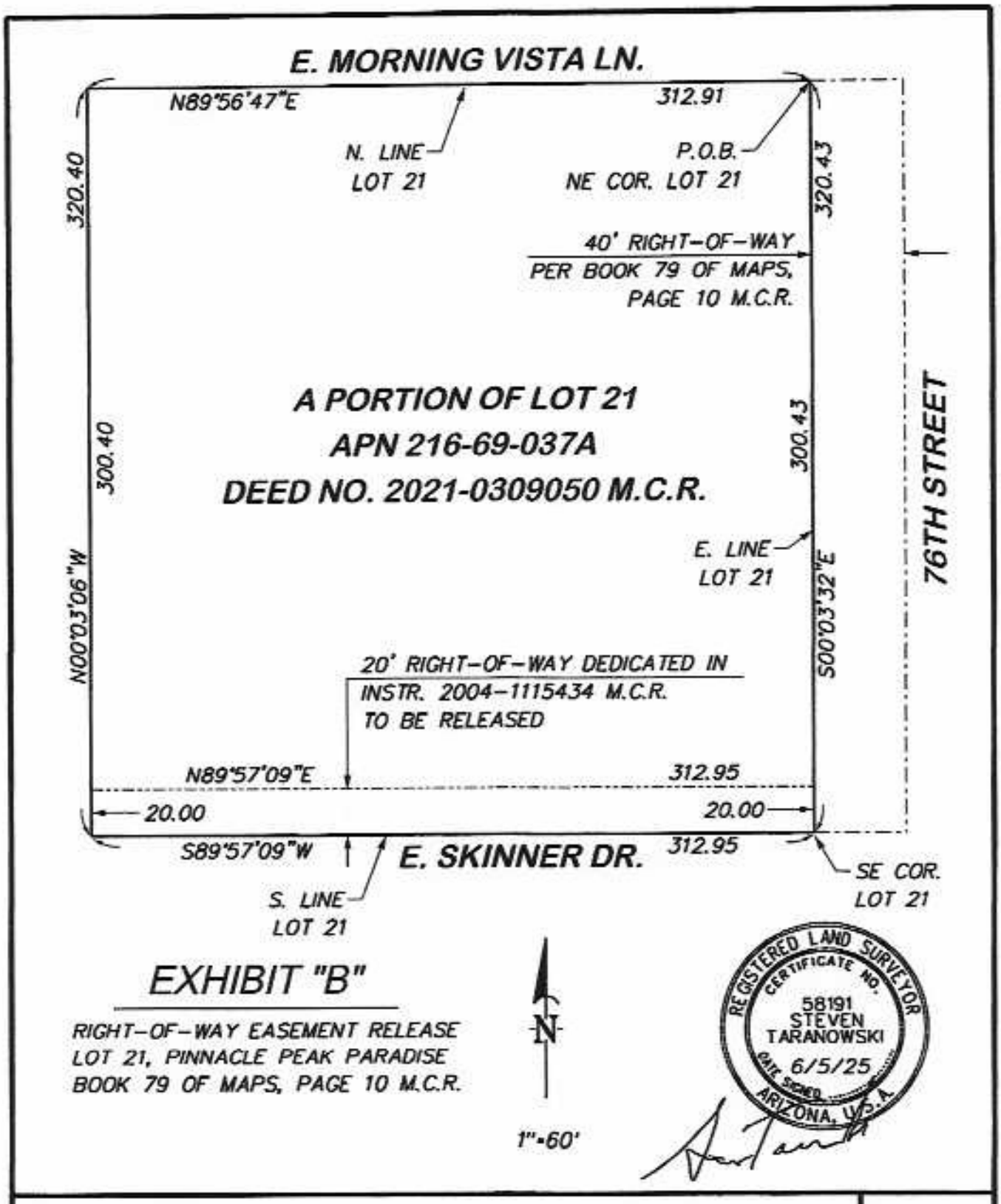
THENCE NORTH 00 DEGREES 03 MINUTES 06 SECONDS WEST A DISTANCE OF 320.40 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 21;

THENCE NORTH 89 DEGREES 56 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 21 A DISTANCE OF 312.91 FEET TO THE **POINT OF BEGINNING.**



JOB NO. 250534

5-AB-2025
6/30/2025



EVERETTALAN
{ GROUP }
6300 East Cave Creek Road, Suite 202
Cave Creek, Arizona 85331
Phone 480.990.0545 Fax 480.994.9097
www.EverettAlanGroup.com

JOB NO.
250534

250534 ROW EXHIBIT.dgn 6/5/2025 2:49:17 PM

5-AB-2025
6/30/2025

OLD REPUBLIC
TITLE AGENCY

2375 E. Camelback Road, Suite 180
Phoenix, AZ 85016
(602) 631-3700 Fax: (602) 840-2975

Our Order Number 4717020580-JC

29300 North 76th Street
Scottsdale, AZ 85266

Attention: STEPHEN A. MAGGIO

When Replying Please Contact:

Jon Christ
JChrist@ortc.com
(602) 631-3700

Property Address:

29300 North 76th Street, Scottsdale, AZ 85266

See Attached Commitment to Insure

5 AB 2025
6/30/2025

ALTA COMMITMENT FOR TITLE INSURANCE

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through the office of:
Old Republic Title Agency
2375 E. Camelback Road, Suite 180
Phoenix, AZ 85016

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David Wold Secretary

Sharon L Ward
Authorized Officer or Agent

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

5-AB-2025
6/30/2025

COMMITMENT CONDITIONS

1. DEFINITIONS
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
   g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
   i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
   j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I—Requirements;
   f. Schedule B, Part II—Exceptions; and
   g. a counter-signature by the Company or its issuing agent that may be in electronic form.
4. COMPANY'S RIGHT TO AMEND

   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
5. LIMITATIONS OF LIABILITY
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

SCHEDULE A

COMMITMENT

1. Commitment Date: May 16, 2025, at 5:00 PM

2. Policy or Policies to be issued:

   CLTA Standard Coverage Policy -1990
   Amount: Amount to come.
   Proposed Insured: City of Scottsdale

3. The estate or interest in the Land at the Commitment Date is:

   Fee

4. The Title is, at the Commitment Date, vested in:

   Stephen A. Maggio and Kimberly K. Maggio, husband and wife, as Community Property with Right of Survivorship, and not as Tenants in Common or as Joint Tenants

5. The Land is described as follows:

   See Legal Description Exhibit.

SCHEDULE B – PART I

COMMITMENT

REQUIREMENTS

All of the following Requirements must be met:

A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

B. Pay the agreed amount for the estate or interest to be insured.

C. Pay the premiums, fees, and charges for the Policy to the Company.

D. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. Note: APN: 216-69-037A
Full Amount for the year 2024: $4,066.24 1st half: PAID 2nd half: PAID

Updated tax status may be obtained by clicking the following link:

https://treasurer.maricopa.gov/

2. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount	:	$300,000.00
Trustor/Borrower	:	Stephen A. Maggio and Kimberly K. Maggio, husband and wife
Trustee	:	Old Republic National Titel Company
Beneficiary/Lender	:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns), Lender: Guardian Mortgage, a division of Sunflower Bank, N.A.
Dated	:	March 15, 2021
Recorded	:	March 19, 2021 in Maricopa County Records at Recorder's No. 20210309051
Loan No.	:	2101073111
"MIN"	:	1005554-1200024511-2

5-AB-2025
6/30/2025

NOTE: This loan appears to be registered with Mortgage Electronics Registration Systems, Inc. ("MERS"). Accordingly, the name, address and telephone number of the loan servicer should be obtained by calling the toll-free number, 1-888-679-MERS, and referring to the Mortgage Identification Number ("MIN") shown above

3. "The Company reserves the right to make additional exceptions and/or requirements upon examination of all matters submitted to fulfill the above requirements."

4. RECORD DEED FROM Stephen A. Maggio and Kimberly K. Maggio, husband and wife, as Community Property with Right of Survivorship, and not as Tenants in Common or as Joint Tenants TO City of Scottsdale.

5. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 2.1.1.

Short Term Rate ("STR") does not apply.

NOTE: Arizona Revised Statute 11-480 was amended effective January 1, 1991. This new legislation mandates document size, print type and margin size of all documents being submitted for recording. Non-compliance may result in the County Recorder rejecting your documents.

The following is an excerpt from Arizona Revised Statute 11-480:

1. Each instrument shall have a caption.

2. Each instrument shall be no larger than eight and one-half inches in width and no longer than fourteen inches and shall have a print size no smaller than ten-point type.

3. Each instrument shall have at least one-half inch margin across the bottom and left and right sides from the top to the bottom. The first page shall have a top margin of at least two inches of vertical space from left to right and shall be reserved for recordation and return address information.

NOTICE REGARDING RETURN OF RECORDED DOCUMENTS!

EFFECTIVE AUGUST 17, 1998, the Maricopa County Recorder's Office will DESTROY any original document returned by the U.S. Post Office due to an incorrect or no return address. OLD REPUBLIC TITLE INSURANCE AGENCY, INC., an Arizona corporation, and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Minnesota corporation, assume no liability for documents which are not prepared by the "Companies" as the same relates to the return address set forth therein. The return address should be set forth in the upper left corner of the first page of each document. If you have any further questions, please contact the Maricopa County Recorder at (602) 506-3535.

NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 36 months prior to the date hereof except as follows:

5-AB-2025
6/30/2025

Warranty Deed executed by Stephen A. Maggio, a married man as his sole and separate property to Stephen A. Maggio and Kimberly K. Maggio, husband and wife, as Community Property with Right of Survivorship, and not as Tenants in Common or as Joint Tenants recorded March 19, 2021 in Maricopa County Records at Recorder's No. 20210309050.

SCHEDULE B – PART II

COMMITMENT

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

A. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met.

1. Taxes and assessments, general and special, for the year 2025, a lien but not yet due and payable.

2. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.

3. Water rights, claims or title to water, whether or not shown by the public records.

4. Easements affecting that portion of said land and for the purposes stated thereon and incidental purposes as shown on the filed map referenced herein.

5. Covenants, Conditions, Restrictions, Limitations, Easements, Assessments, Reservations, Exceptions, Terms, Liens or Charges, but omitting any covenants or restrictions if any, based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955 of the Government Code, or ancestry, unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument

Entitled : Declarations of Covenants, Condition and Restrictions
Recorded : October 1, 1993 in Maricopa County Records at Recorder's No. 1993-0672837

Modification thereof, but omitting any covenants or restrictions if any, based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955 of the Government Code, or ancestry, unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument

Recorded : November 10, 1994 in Maricopa County Records at Recorder's No. 1994-0804776

Modification thereof, but omitting any covenants or restrictions if any, based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955 of the Government Code, or ancestry, unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument

Recorded : February 11, 1997 in Maricopa County Records at Recorder's No. 1997-0091483

6. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Ingress, Egress, and Utility Easements
Recorded : March 1, 1994 in Maricopa County Records at Recorder's No. 1994-0168349

7. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Ingress, Egress, and Utility Easements
Recorded : May 13, 1994 in Maricopa County Records at Recorder's No. 1994-0389679

8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : City of Scottsdale Deed of Right of Way Dedication
Recorded : September 24, 2004 in Maricopa County Records at Recorder's No. 20041115434

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : City of Scottsdale Natural Area Open Space Easement Including Restored Desert
Recorded : August 14, 2014 in Maricopa County Records at Recorder's No. 20140536262

ORDER NO. : 4717020580-JC

LEGAL DESCRIPTION EXHIBIT

Those portions of Lot 21, Pinnacle Peak Paradise, according to Book 79 of Maps, page 10, records of Maricopa County, Arizona, more particularly described as follows;

Beginning at the Northeast corner of said Lot 21;

Thence South 00 degrees 03 minutes 32 seconds East along the East line of said Lot 21 a distance of 320.43 feet to the Southeast corner of said Lot 21;

Thence South 89 degrees 57 minutes 09 seconds West along the South line of said Lot 21 a distance of 312.95 feet;

Thence North 00 degrees 03 minutes 06 seconds West a distance of 320.40 feet to a point on the North line of said Lot 21;

Thence North 89 degrees 56 minutes 47 seconds East along the North line of said Lot 21 a distance of 312.91 feet to the TRUE POINT OF BEGINNING;

EXCEPT all oil, gas, minerals and other volatile substances as recorded in Book 331 of Deeds, page 330;

TOGETHER WITH an easement for ingress, egress and utilities over the North 15.00 feet over the North 15.00 feet of Lot 22, Pinnacle Peak Paradise, according to Book 79 of Maps, page 10, as set forth at Recorder's No. 94-389679, records of Maricopa County, Arizona.

5-AB-2025
6/30/2025

Updated 1/1/2025

OLD REPUBLIC TITLE

FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are no longer our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

	Go to www.oldrepublictitle.com (Contact Us)

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6/30/2025

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market toyou • Sharing for non-affiliates to market toyou State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • Old Republic Title does not share with non-affiliates so they can market to you
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • Old Republic Title doesn't jointly market.

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Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company
Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis
Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.	Republic Abstract & Settlement, LLC
Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC		

ORDER NO. : 4717020580

EXHIBIT A

Those portions of Lot 21, Pinnacle Peak Paradise, according to Book 79 of Maps, page 10, records of Maricopa County, Arizona, more particularly described as follows;

Beginning at the Northeast corner of said Lot 21;

Thence South 00 degrees 03 minutes 32 seconds East along the East line of said Lot 21 a distance of 320.43 feet to the Southeast corner of said Lot 21;

Thence South 89 degrees 57 minutes 09 seconds West along the South line of said Lot 21 a distance of 312.95 feet;

Thence North 00 degrees 03 minutes 06 seconds West a distance of 320.40 feet to a point on the North line of said Lot 21;

Thence North 89 degrees 56 minutes 47 seconds East along the North line of said Lot 21 a distance of 312.91 feet to the TRUE POINT OF BEGINNING;

EXCEPT all oil, gas, minerals and other volatile substances as recorded in Book 331 of Deeds, page 330;

TOGETHER WITH an easement for ingress, egress and utilities over the North 15.00 feet over the North 15.00 feet of Lot 22, Pinnacle Peak Paradise, according to Book 79 of Maps, page 10, as set forth at Recorder's No. 94-389679, records of Maricopa County, Arizona.

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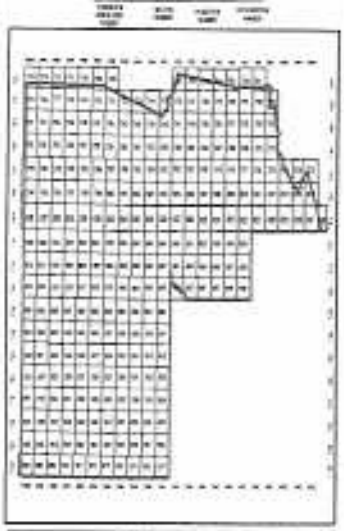
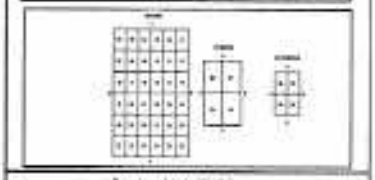
MARICOPA COUNTY

STATE OF ARIZONA

PT. SECTION 26 T05N R04E

766 - 26 - 02 - 04





Parcels updated within this map



MARICOPA COUNTY
ASSESSOR'S OFFICE
301 W. Jefferson Street
Phoenix, AZ 85003

MARICOPA COUNTY

LEGEND: Parcels, Sections, Centerlines, Lots, Section Corners, Subdivisions

Disclaimer - Indemnification

CAUTION: USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION WITHIN THIS DATASET OR MAP BEFORE RELYING ON IT.

The Assessor's Office has compiled information within this dataset or map that it uses to identify, classify, and value real and personal property. Please contact the Assessor's Office at 602 506-3406 if you believe any information is incomplete, out-of-date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information contained within this dataset or map is accurate, complete or current. In many instances, the Assessor has gathered information from independent sources and made it available within this dataset or map, and the original information may have contained errors and omissions. Errors and omissions may have occurred in the process of gathering, interpreting, and reporting the information. Information within this dataset or map is not updated "real time." In addition, Users are cautioned that the process used within this dataset or map to illustrate the boundaries of adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted within this dataset or maps are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided within this dataset or map is not the equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or using it in the preparation of legal documents.

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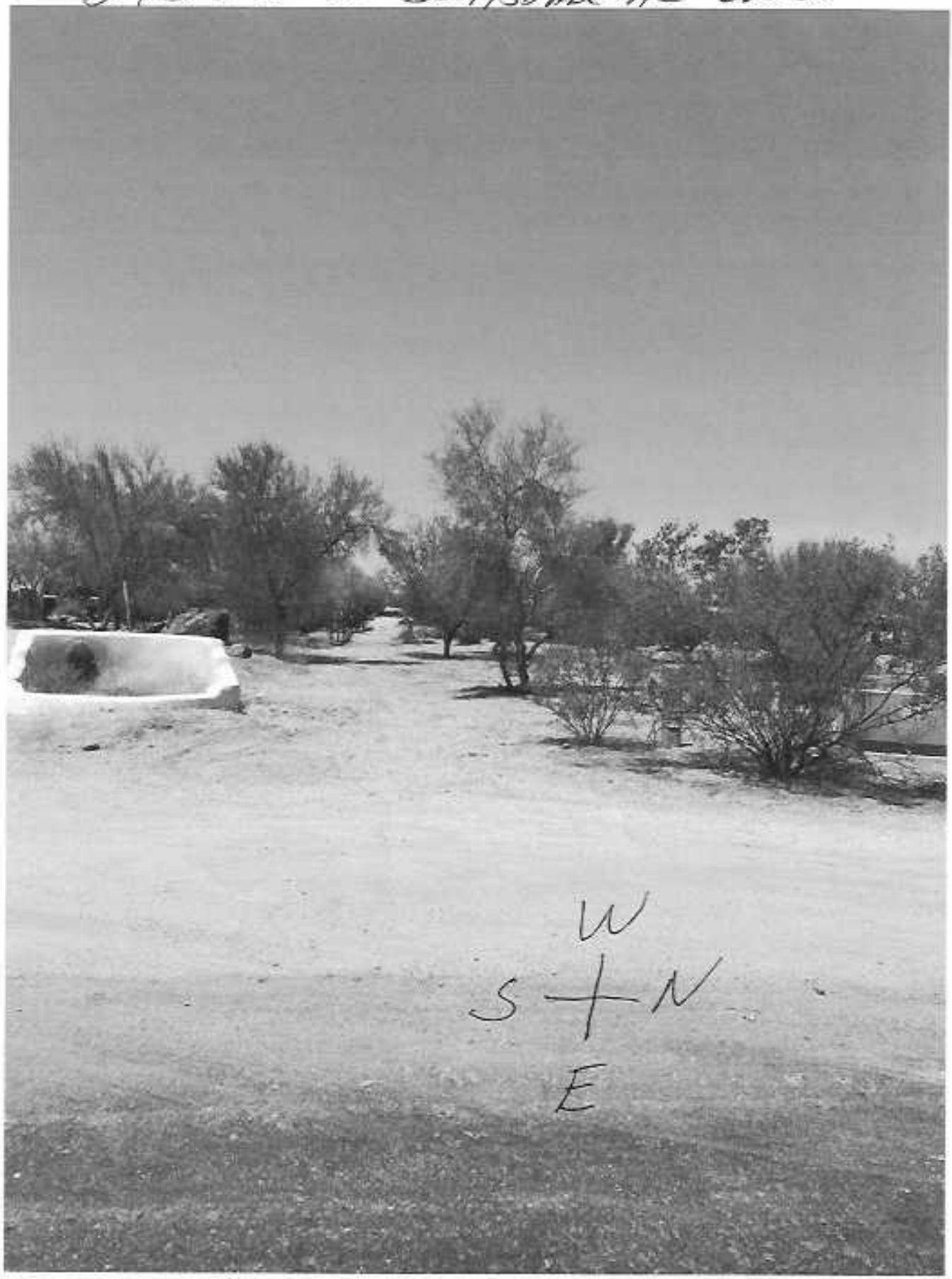
29300 N 76ST SCOTTSDALE AZ 85266



SOUTH BOUNDRY OF LOT ON 76ST LOOKING WEST ON TO SKINNER DR

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29300 N 76th SCOTTSDALE AR 85266



SOUTH BOUNDRY OF LOT ON SKINNER DR
TO BE ABANDONED.

5-AB-2025
6/30/2025

APN 216-69-037A
29300 N 76TH ST SCOTTSDALE AZ 85260

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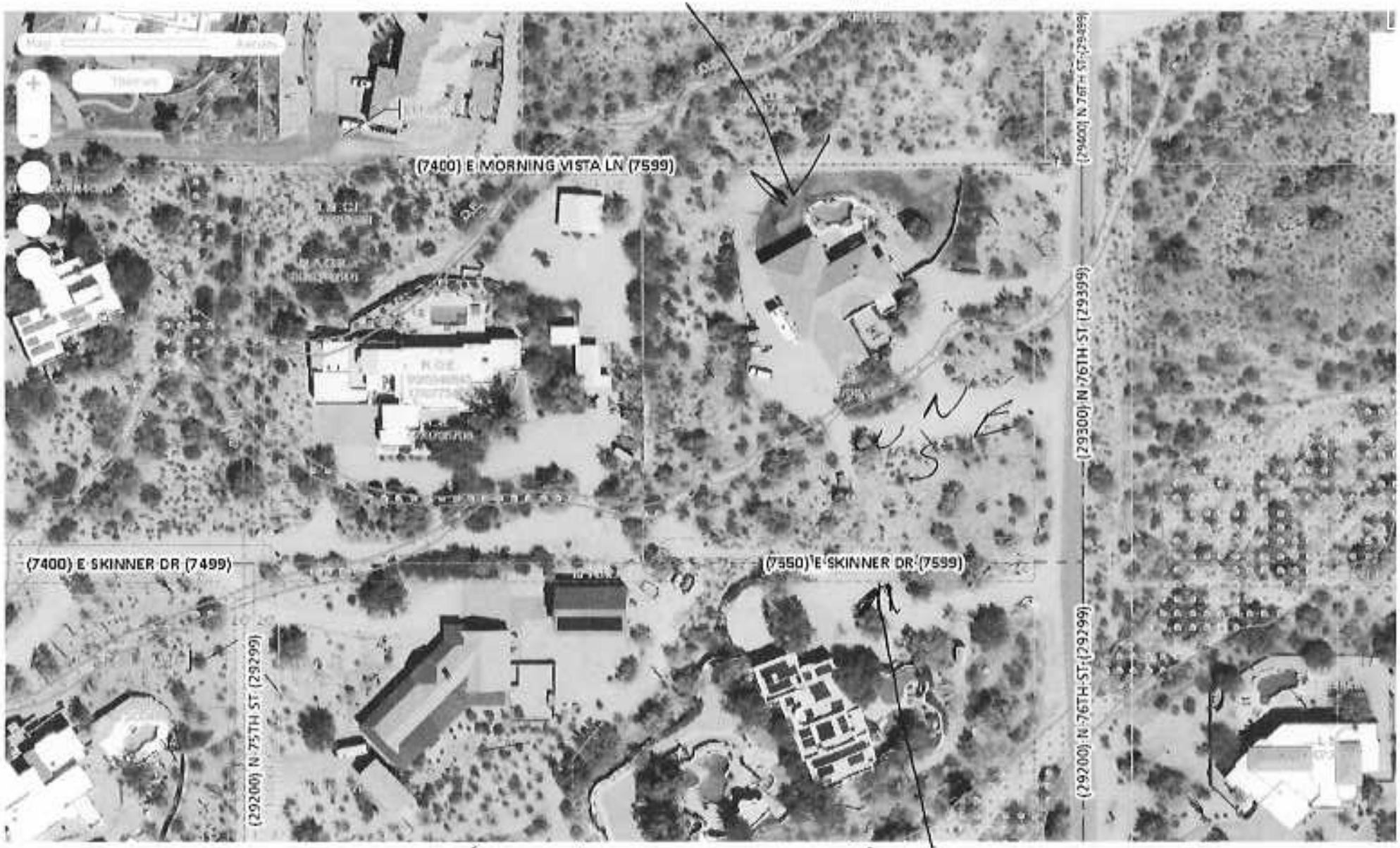
Parcel Information



from this date to to this date

NOTE SKINNER DR IS ONLY DEPICTED ON MY LOT.

The documents, maps, and data available thru this web site are provided for general informational purposes only. The City of Scottsdale does not warrant their accuracy, completeness, or suitability for any purpose. They should not be relied upon without proper field verification.

Development Application

CITY OF SCOTTSDALE

Development Application Type:
Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Land Divisions
☐ Rezoning (ZN)	☐ Development Review (Major) (DR)	☐ Subdivision (PP)
☐ In-fill Incentive (II)	☐ Development Review (Minor) (SA)	☐ Subdivision (Minor) (MD)
☐ Conditional Use Permit (UP)	☐ Wash Modification (WM)	☐ Land Assemblage
☐ Text Amendment (TA)	☐ Historic Property (HP)	**Other**
☐ Development Agreement (DA)	**Wireless Communication Facilities**	☐ Annexation/De-annexation (AN)
Exceptions to the Zoning Ordinance	☐ Small Wireless Facilities (SW)	☐ General Plan Amendment (GP)
☐ Minor Amendment (MN)	☐ Type 2 WCF DR Review Minor (SA)	☐ In-Lieu Parking (IP)
☐ Hardship Exemption (HE)	**Signs**	☑ Abandonment (AB)
☐ Variance/Accommodation/Appeal (BA)	☐ Master Sign Program (MS)	**Other Application Type Not Listed**
☐ Special Exception (SX)	☐ Community Sign District (MS)	☐ Other:

Project Name: _____
Project Address: _____
Property's Current Zoning District Designation: _____

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the city regarding this Development Application. The agent/applicant shall be responsible for communicating all city information to the owner and the owner application team.

Owner: Stephen A Maggio		**Agent/Applicant:** STEPHEN A MAGGIO	
Company:		**Company:**	
Address: 29300 N 76th Scottsdale		**Address:** 29300 N 76th Scottsdale	
Phone: 6027406229	**Fax:**	**Phone:** 6027406229	**Fax:**
E-mail: MAggio-s@msn.com		**E-mail:** MAggio-s@msn.com	
Designer:		**Engineer:**	
Company:		**Company:**	
Address:		**Address:**	
Phone:	**Fax:**	**Phone:**	**Fax:**
E-mail:		**E-mail:**	

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- *This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications will be reviewed in a format similar to the Enhanced Application Review methodology.*

☑ **Enhanced Application Review:** I hereby authorize the city of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

☐ **Standard Application Review:** I hereby authorize the city of Scottsdale to review this application utilizing the Standard Application Review methodology.

Stephen A Maggio	Stephen A Maggio
Owner Signature	Agent/Applicant Signature

Official Use Only: **Submittal Date:** _____ **Development Application No.:** _____

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Request for Site Visits and/or Inspections

Development Application (Case Submittals)

CITY OF SCOTTSDALE

This request concerns all property identified in the development application.

Pre-application No: 330 -PA- 2024

Project Name: Stuart Dr Abandonment

Project Address: 29300 N 76th St Scottsdale AZ 85266

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.

2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.

2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: STEPHEN A MAGGIO
Print Name

Stephen A Maggio
Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ◆ Phone: 480-312-7000 ◆ Fax: 480-312-7088

5-AB-2025
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CITY OF SCOTTSDALE

Current Planning Services
Long Range Planning Services

NOTICE OF INSPECTION RIGHTS
A.R.S. § 9-833

You have the right to:

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
    - Receive copies of any documents taken during the inspection.
    - Receive a split of any samples taken during the inspection.
    - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

You are hereby notified and informed of the following:

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, _____

at the following number _____.

Signature: Stephen A Maggio **Date:** MAY 17 2025

Printed Name: STEPHEN A MAGGIO

☐ **Check box if signature refused**

Copy of Bill of Rights left at: _____

Affidavit of Authorization to Act for Property Owner

CITY OF SCOTTSDALE

1. This affidavit concerns the following parcel of land:

   a. Street Address: 29300 N 76ST SCOTTSDALE AZ 85266
   b. County Tax Assessor's Parcel Number: APN 216-69-037A
   c. General Location: 76ST & DIXILETA
   d. Parcel Size: 2.16 ACRES
   e. Legal Description: _____
   (If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)	Date	Signature
STEPHEN A MAGGIO	MAY 17, 2025	
_____	_____, 20__	_____
_____	_____, 20__	_____
_____	_____, 20__	_____

Planning and Development Services
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • scottsdaleaz.gov

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EVERETTALAN
{ GROUP }
SURVEYING & ENGINEERING

6300 E Cave Creek Rd #202,
Cave Creek, AZ 85331
480.990.0545 office
480.994.9097 fax
www.everettalangroup.com

EXHIBIT "A"
RIGHT-OF-WAY RELEASE OF
A PORTION OF LOT 21, PINNACLE PEAK PARADISE RECORDED IN BOOK 79, PAGE 10 M.C.R.

THE SOUTH 20.00 FEET OF THAT CERTAIN PARCEL RECORDED IN WARRANTY DEED NUMBER 2021-0309050, RECORDS OF MARICOPA COUNTY, DESCRIBED AS FOLLOWS;

THAT PORTION OF LOT 21, **PINNACLE PEAK PARADISE**, ACCORDING TO BOOK 79 OF MAPS, PAGE 10, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 21;

THENCE SOUTH 00 DEGREES 03 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 21 A DISTANCE OF 320.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21;

THENCE SOUTH 89 DEGREES 57 MINUTES 09 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 21 A DISTANCE OF 312.95 FEET;

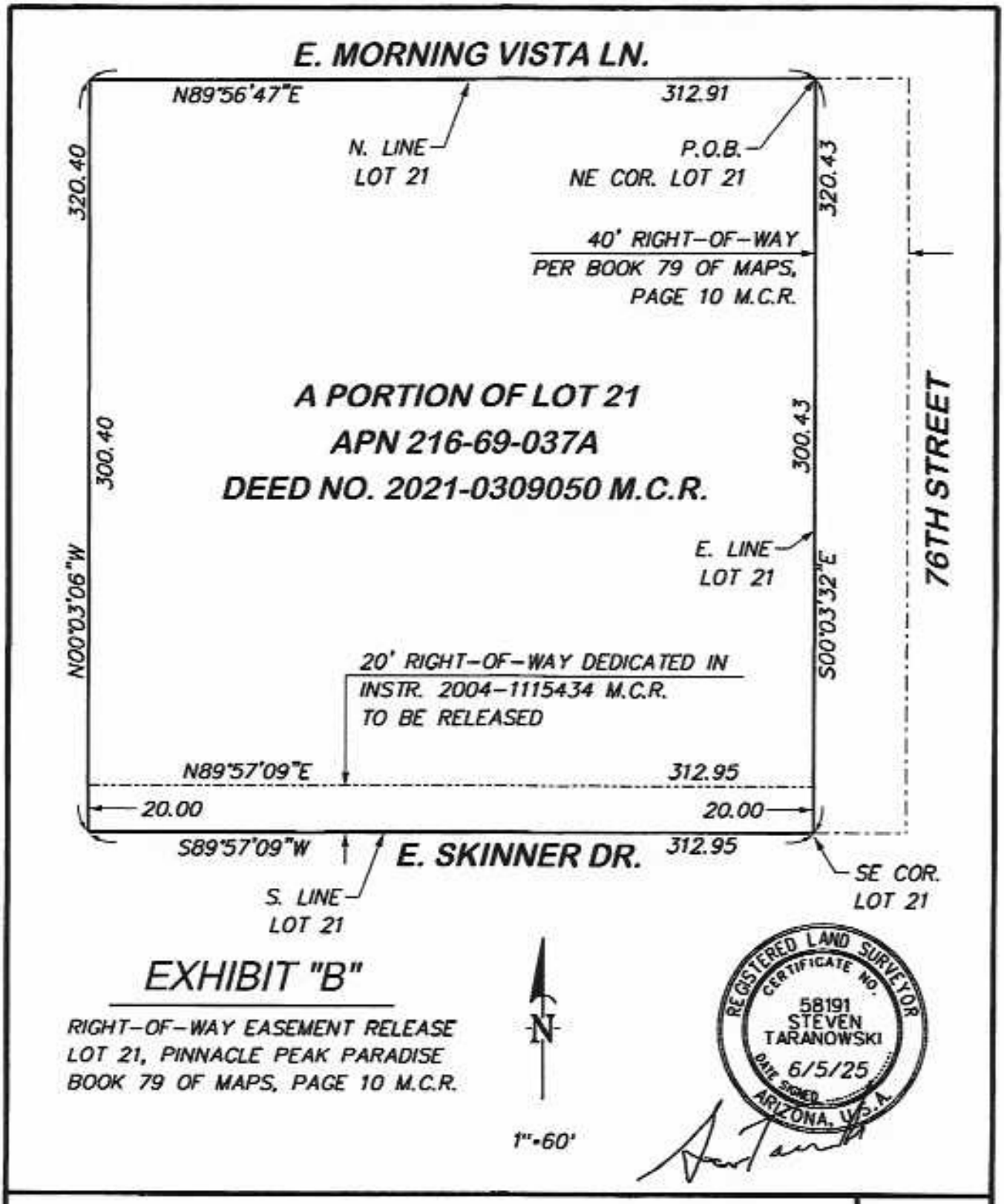
THENCE NORTH 00 DEGREES 03 MINUTES 06 SECONDS WEST A DISTANCE OF 320.40 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 21;

THENCE NORTH 89 DEGREES 56 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 21 A DISTANCE OF 312.91 FEET TO THE **POINT OF BEGINNING**.



JOB NO. 250534

5-AB-2025
6/30/2025



EVERETTALAN
{ GROUP }
6300 East Cave Creek Road, Suite 202
Cave Creek, Arizona 85331
Phone 480.990.0545 Fax 480.994.9097
www.EverettAlanGroup.com

JOB NO.
250534

250534 ROW EXHIBIT.dgn 6/5/2025 2:49:17 PM

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6/30/2025

OLD REPUBLIC TITLE AGENCY

2375 E. Camelback Road, Suite 180
Phoenix, AZ 85016
(602) 631-3700 Fax: (602) 840-2975

Our Order Number 4717020580-JC

29300 North 76th Street
Scottsdale, AZ 85266

Attention: STEPHEN A. MAGGIO

When Replying Please Contact:

Jon Christ
JChrist@ortc.com
(602) 631-3700

Property Address:

29300 North 76th Street, Scottsdale, AZ 85266

See Attached Commitment to Insure

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ALTA COMMITMENT FOR TITLE INSURANCE

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through the office of:
Old Republic Title Agency
2375 E. Camelback Road, Suite 180
Phoenix, AZ 85016

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David Wold Secretary

Sharon E Ward

Authorized Officer or Agent

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
   g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
   i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
   j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I—Requirements;
   f. Schedule B, Part II—Exceptions; and
   g. a counter-signature by the Company or its issuing agent that may be in electronic form.
4. COMPANY'S RIGHT TO AMEND

   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
5. LIMITATIONS OF LIABILITY
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.

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b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

SCHEDULE A

COMMITMENT

1. Commitment Date: May 16, 2025, at 5:00 PM

2. Policy or Policies to be issued:

   CLTA Standard Coverage Policy -1990
   Amount: Amount to come.
   Proposed Insured: City of Scottsdale

3. The estate or interest in the Land at the Commitment Date is:

   Fee

4. The Title is, at the Commitment Date, vested in:

   Stephen A. Maggio and Kimberly K. Maggio, husband and wife, as Community Property with Right of Survivorship, and not as Tenants in Common or as Joint Tenants

5. The Land is described as follows:

   See Legal Description Exhibit.

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SCHEDULE B – PART I

COMMITMENT

REQUIREMENTS

All of the following Requirements must be met:

A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

B. Pay the agreed amount for the estate or interest to be insured.

C. Pay the premiums, fees, and charges for the Policy to the Company.

D. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. Note: APN: 216-69-037A
Full Amount for the year 2024: $4,066.24 1st half: PAID 2nd half: PAID

Updated tax status may be obtained by clicking the following link:

https://treasurer.maricopa.gov/

2. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,

Amount	:	$300,000.00
Trustor/Borrower	:	Stephen A. Maggio and Kimberly K. Maggio, husband and wife
Trustee	:	Old Republic National Titel Company
Beneficiary/Lender	:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns), Lender: Guardian Mortgage, a division of Sunflower Bank, N.A.
Dated	:	March 15, 2021
Recorded	:	March 19, 2021 in Maricopa County Records at Recorder's No. 20210309051
Loan No.	:	2101073111
"MIN"	:	1005554-1200024511-2

NOTE: This loan appears to be registered with Mortgage Electronics Registration Systems, Inc. ("MERS"). Accordingly, the name, address and telephone number of the loan servicer should be obtained by calling the toll-free number, 1-888-679-MERS, and referring to the Mortgage Identification Number ("MIN") shown above

3. "The Company reserves the right to make additional exceptions and/or requirements upon examination of all matters submitted to fulfill the above requirements."

4. RECORD DEED FROM Stephen A. Maggio and Kimberly K. Maggio, husband and wife, as Community Property with Right of Survivorship, and not as Tenants in Common or as Joint Tenants TO City of Scottsdale.

5. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 2.1.1.

Short Term Rate ("STR") does not apply.

NOTE: Arizona Revised Statute 11-480 was amended effective January 1, 1991. This new legislation mandates document size, print type and margin size of all documents being submitted for recording. Non-compliance may result in the County Recorder rejecting your documents.

The following is an excerpt from Arizona Revised Statute 11-480:

1. Each instrument shall have a caption.

2. Each instrument shall be no larger than eight and one-half inches in width and no longer than fourteen inches and shall have a print size no smaller than ten-point type.

3. Each instrument shall have at least one-half inch margin across the bottom and left and right sides from the top to the bottom. The first page shall have a top margin of at least two inches of vertical space from left to right and shall be reserved for recordation and return address information.

NOTICE REGARDING RETURN OF RECORDED DOCUMENTS!

EFFECTIVE AUGUST 17, 1998, the Maricopa County Recorder's Office will DESTROY any original document returned by the U.S. Post Office due to an incorrect or no return address. OLD REPUBLIC TITLE INSURANCE AGENCY, INC., an Arizona corporation, and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Minnesota corporation, assume no liability for documents which are not prepared by the "Companies" as the same relates to the return address set forth therein. The return address should be set forth in the upper left corner of the first page of each document. If you have any further questions, please contact the Maricopa County Recorder at (602) 506-3535.

NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 36 months prior to the date hereof except as follows:

Warranty Deed executed by Stephen A. Maggio, a married man as his sole and separate property to Stephen A. Maggio and Kimberly K. Maggio, husband and wife, as Community Property with Right of Survivorship, and not as Tenants in Common or as Joint Tenants recorded March 19, 2021 in Maricopa County Records at Recorder's No. 20210309050.

SCHEDULE B – PART II

COMMITMENT

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

A. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met.

1. Taxes and assessments, general and special, for the year 2025, a lien but not yet due and payable.

2. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.

3. Water rights, claims or title to water, whether or not shown by the public records.

4. Easements affecting that portion of said land and for the purposes stated thereon and incidental purposes as shown on the filed map referenced herein.

5. Covenants, Conditions, Restrictions, Limitations, Easements, Assessments, Reservations, Exceptions, Terms, Liens or Charges, but omitting any covenants or restrictions if any, based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955 of the Government Code, or ancestry, unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument

Entitled : Declarations of Covenants, Condition and Restrictions
Recorded : October 1, 1993 in Maricopa County Records at Recorder's No. 1993-0672837

Modification thereof, but omitting any covenants or restrictions if any, based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955 of the Government Code, or ancestry, unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument

Recorded : November 10, 1994 in Maricopa County Records at Recorder's No. 1994-0804776

Modification thereof, but omitting any covenants or restrictions if any, based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955 of the Government Code, or ancestry, unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument

Recorded : February 11, 1997 in Maricopa County Records at Recorder's No. 1997-0091483

6. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Ingress, Egress, and Utility Easements
Recorded : March 1, 1994 in Maricopa County Records at Recorder's No. 1994-0168349

7. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Ingress, Egress, and Utility Easements
Recorded : May 13, 1994 in Maricopa County Records at Recorder's No. 1994-0389679

8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : City of Scottsdale Deed of Right of Way Dedication
Recorded : September 24, 2004 in Maricopa County Records at Recorder's No. 20041115434

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : City of Scottsdale Natural Area Open Space Easement Including Restored Desert
Recorded : August 14, 2014 in Maricopa County Records at Recorder's No. 20140536262

ORDER NO. : 4717020580-JC

LEGAL DESCRIPTION EXHIBIT

Those portions of Lot 21, Pinnacle Peak Paradise, according to Book 79 of Maps, page 10, records of Maricopa County, Arizona, more particularly described as follows;

Beginning at the Northeast corner of said Lot 21;

Thence South 00 degrees 03 minutes 32 seconds East along the East line of said Lot 21 a distance of 320.43 feet to the Southeast corner of said Lot 21;

Thence South 89 degrees 57 minutes 09 seconds West along the South line of said Lot 21 a distance of 312.95 feet;

Thence North 00 degrees 03 minutes 06 seconds West a distance of 320.40 feet to a point on the North line of said Lot 21;

Thence North 89 degrees 56 minutes 47 seconds East along the North line of said Lot 21 a distance of 312.91 feet to the TRUE POINT OF BEGINNING;

EXCEPT all oil, gas, minerals and other volatile substances as recorded in Book 331 of Deeds, page 330;

TOGETHER WITH an easement for ingress, egress and utilities over the North 15.00 feet over the North 15.00 feet of Lot 22, Pinnacle Peak Paradise, according to Book 79 of Maps, page 10, as set forth at Recorder's No. 94-389679, records of Maricopa County, Arizona.

5-AB-2025
6/30/2025

Updated 1/1/2025

OLD REPUBLIC TITLE

FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are no longer our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

	Go to www.oldrepublictitle.com (Contact Us)

5-AB-2025
6/30/2025

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market toyou • Sharing for non-affiliates to market toyou State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • Old Republic Title does not share with non-affiliates so they can market to you
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • Old Republic Title doesn't jointly market.

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Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company
Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis
Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.	Republic Abstract & Settlement, LLC
Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC		

ORDER NO. : 4717020580

EXHIBIT A

Those portions of Lot 21, Pinnacle Peak Paradise, according to Book 79 of Maps, page 10, records of Maricopa County, Arizona, more particularly described as follows;

Beginning at the Northeast corner of said Lot 21;

Thence South 00 degrees 03 minutes 32 seconds East along the East line of said Lot 21 a distance of 320.43 feet to the Southeast corner of said Lot 21;

Thence South 89 degrees 57 minutes 09 seconds West along the South line of said Lot 21 a distance of 312.95 feet;

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Thence North 89 degrees 56 minutes 47 seconds East along the North line of said Lot 21 a distance of 312.91 feet to the TRUE POINT OF BEGINNING;

EXCEPT all oil, gas, minerals and other volatile substances as recorded in Book 331 of Deeds, page 330;

TOGETHER WITH an easement for ingress, egress and utilities over the North 15.00 feet over the North 15.00 feet of Lot 22, Pinnacle Peak Paradise, according to Book 79 of Maps, page 10, as set forth at Recorder's No. 94-389679, records of Maricopa County, Arizona.

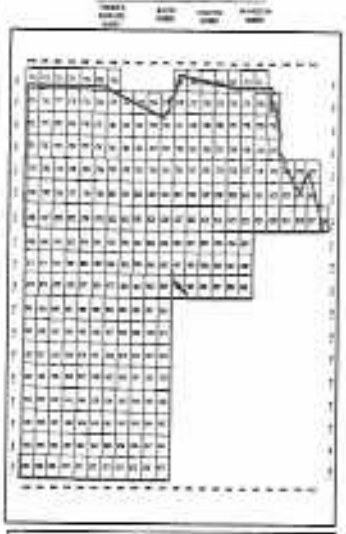
5-AB-2025
6/30/2025

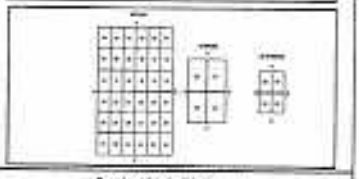
MARICOPA COUNTY

STATE OF ARIZONA

PT. SECTION 26 T06N R04E

766 - 26 - 02 - 04





Parcels updated within this map





MARICOPA COUNTY
ASSESSOR'S OFFICE
301 W. Jefferson Street
Phoenix, AZ 85003
Date: 7/2/2025

MARICOPA COUNTY
assessor's office
https://mcassessor.maricopa.gov

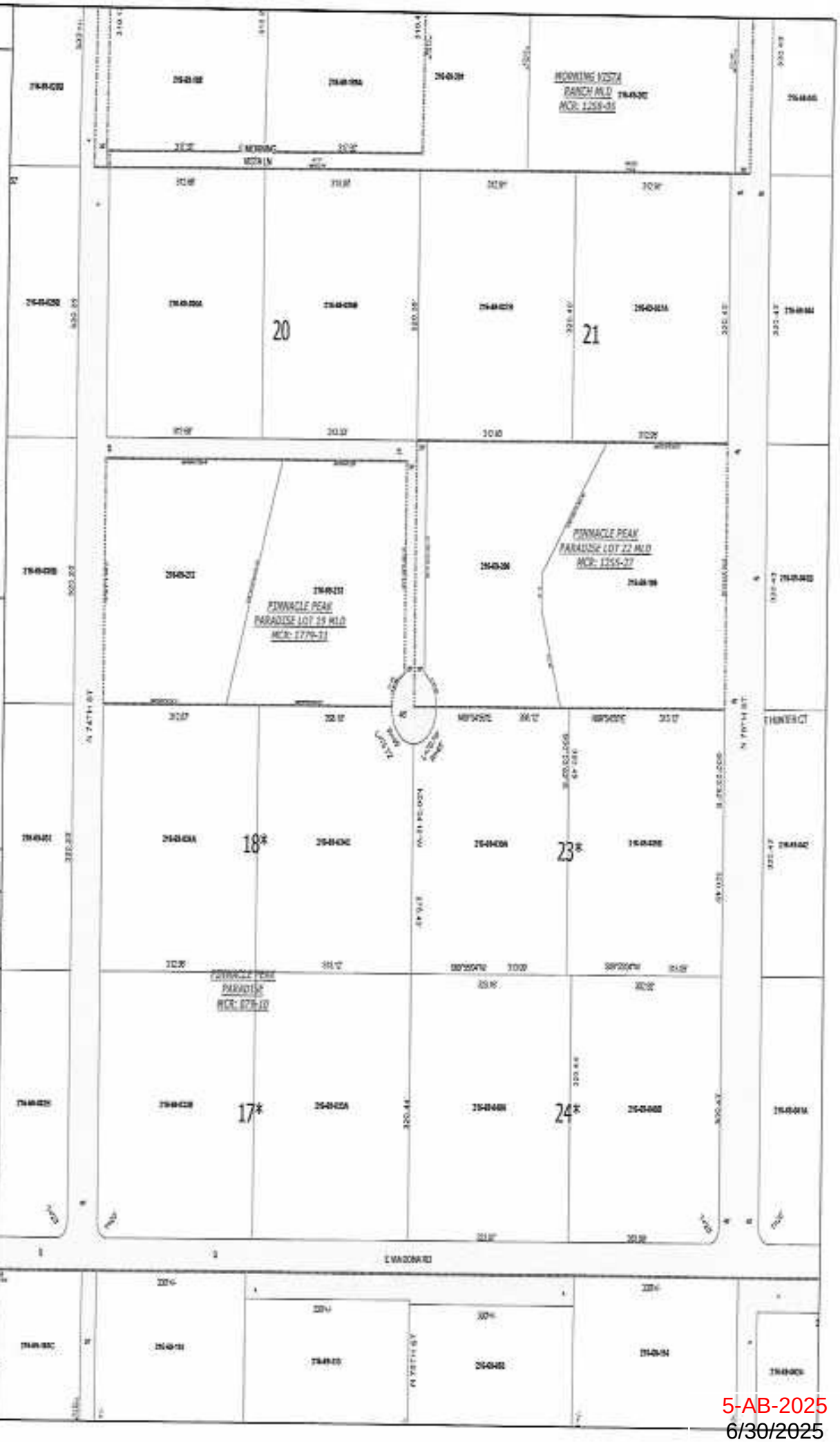
LEGEND: Parcels | Sections | Centerlines | Lots | Section Corners | Subdivisions

Disclaimer - Indemnification

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION WITHIN THIS DATASET OR MAP BEFORE RELYING ON IT.

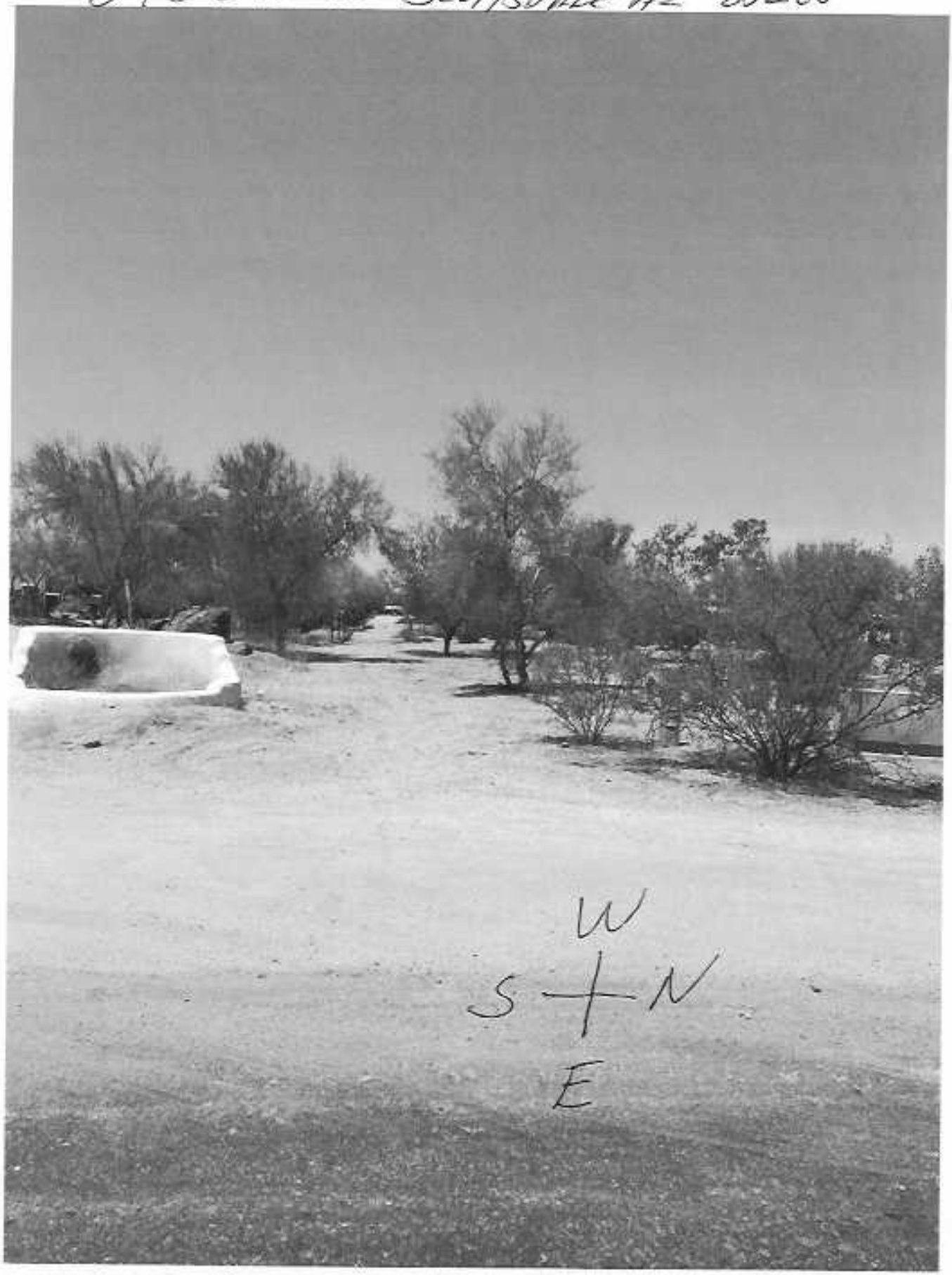
The Assessor's Office has compiled information within this dataset or map that it uses to identify, classify, and value real and personal property. Please contact the Assessor's Office at 602-506-3406 if you believe any information is incomplete, out-of-date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information contained within this dataset or map is accurate, complete or current. In many instances, the Assessor has gathered information from independent sources and made it available within this dataset or map, and the original information may have contained errors and omissions. Errors and omissions may have occurred in the process of gathering, interpreting, and reporting the information. Information within this dataset or map is not updated "real time." In addition, Users are cautioned that the process used within this dataset or map to illustrate the boundaries of adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted within this dataset or maps are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided within this dataset or map is not the equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or using it in the preparation of legal documents.



5-AB-2025
6/30/2025

29300 N 76ST SCOTTSDALE AZ 85266



SOUTH BOUNDRY OF LOT ON 76ST LOOKING WEST ON TO SKINNER DR

5-AB-2025
6/30/2025

29300 N 76ST SCOTTSDALE AZ 85266



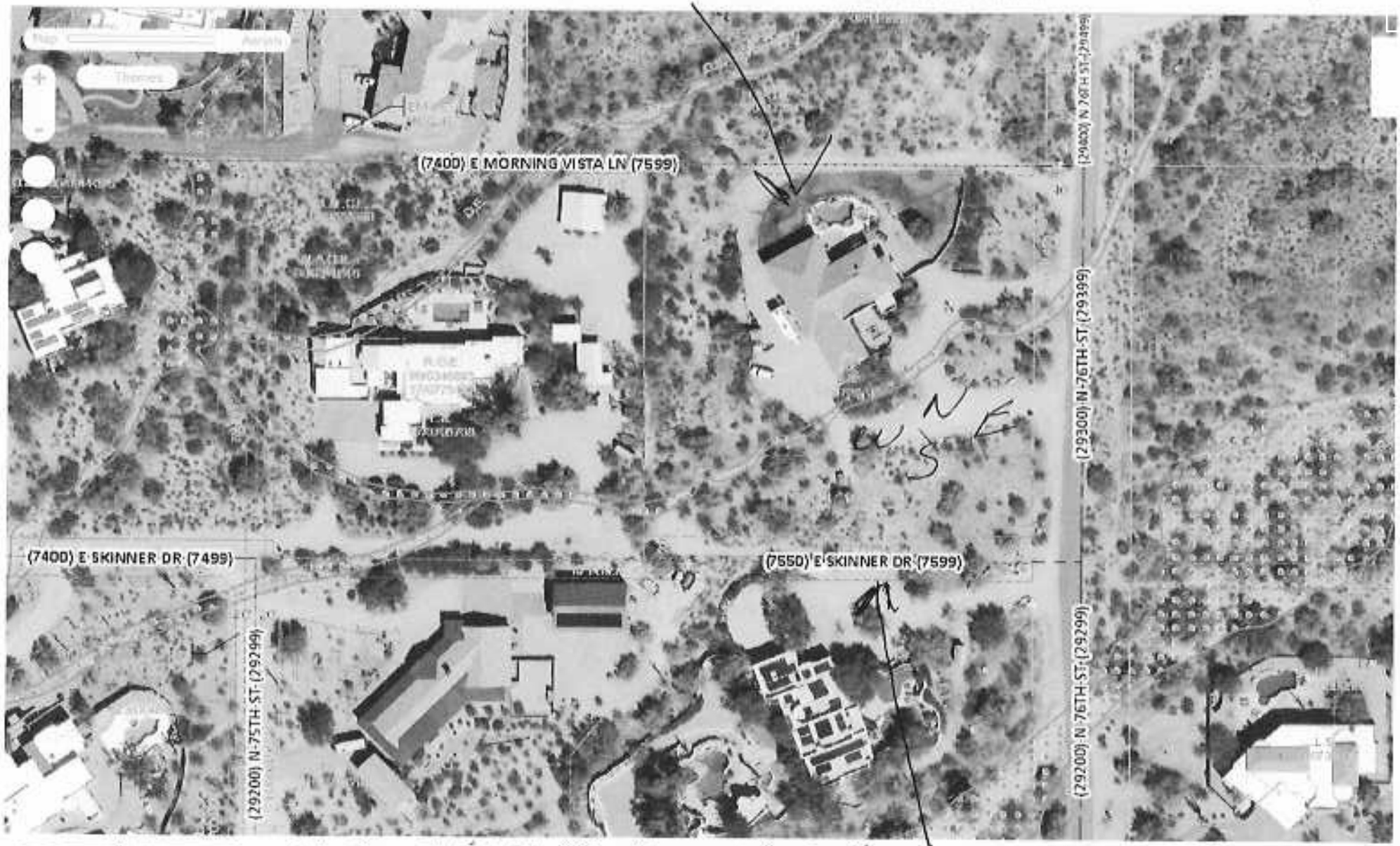
SOUTH BOUNDRY OF LOT ON SKINNER DR TO BE ABANDONED.

5-AB-2025
6/30/2025

APN 216-69-037A
29300 N 76ST SCOTTSDALE AZ 85260

5-AB-2025
6/30/2025

Parcel Information



from this date to to this date

NOTE SKINNER DR IS ONLY DEPICTED ON MY LOT.

The documents, maps, and data available thru this web site are provided for general informational purposes only. The City of Scottsdale does not warrant their accuracy, completeness, or suitability for any purpose. They should not be relied upon without proper field verification.